Development Management – Delegated Officer Report

Application Number: AWDM/0201/16 Recommendation – APPROVE

Site: 80 Eastern Avenue, Shoreham-By-Sea

Proposal: Vehicular crossover from Eastern Avenue and parking are in front garden.

Date of site visit: 16.02.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to an end of terrace dwelling on Eastern Avenue adjacent to the junction with Middle Road in Shoreham. The property's main frontage is onto Eastern Avenue, a low level wall surrounds the site to the side and frontage with a gate from the footpath on eastern Avenue. The area to the front and side of the dwelling is currently garden area with lawn and some mature vegetation and shrubs on the boundary.

Proposal

The proposal seeks to provide a vehicular access and parking area to the front of the dwelling. Access is proposed from Eastern Avenue and parking will be for one vehicle adjacent to the southern boundary. There will be partial demolition of the front wall to allow for the access and hardstand. The remainder of the wall will remain with the lawn and planting retained. The proposed access is 3 metres wide.

Consultations:

West Sussex County Council: Highways Authority: -

WSCC were originally consulted and it was considered that a site visit rather than a desk top study was appropriate in this case.

WSCC Highways visited the site on the 10th March 2016 and observed traffic flows and speeds along this section of Eastern Avenue. Particular attention was paid to the traffic lights which are in close proximity to the proposed access. In summary the LHA would not raise an objection to this proposal.

Access

A turn on site would be preferred, clearly though there is insufficient space to achieve this. Several other properties here have similar arrangements and balanced against this is the benefit of providing an opportunity to remove a vehicle that would otherwise be parked on the highway. A portion of residents of adjoining properties in this location currently practice on-street parking which results in a noticeable narrowing of the existing available carriageway space.

As the site accesses onto a residential road with a speed restriction of 30mph, it would be appropriate for the development to be considered alongside Manual for Streets (MfS) guidance. The proposed visibility splays, taken from a setback of 2.4m, are acceptable and can extend to the required 43 metres. MfS does provide some allowance for occasional on-street parking within the visibility splay and it would appear that in this area, where most properties have some sort of off-street parking facility, that there is not an extensive demand for on-street parking particularly during peak movement time.

In addition the LHA has independently assessed the potential vehicular trip generation using TRICS (Trip Rate Information Computer System) for 1 dwelling. The TRICS trip generation, indicates that the dwelling would generate 2 two way vehicular movements in the AM peak period and 3 two way movements in the PM peak period. Given this low number of vehicular movements it is not considered that during the peak periods any use of the proposed access point would result in a material or detrimental impact.

The works on the highway for the new access must be agreed with the WSCC Community Area Office and carried out under licence. We would also require the driveway area and car parking spaces to be constructed in a bound material and that suitable drainage methods are installed to prevent private surface water running onto the public highway

Conclusion

The LHA does not consider that the proposed would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and there are no transport grounds to resist the proposal subject to the following conditions.

Access (details approved)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of road safety

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Southern Water: - Southern Water has advised that it is the responsibility of the developer to make suitable provision for the disposal of surface water. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any works commence on site.

Representations: Email received from neighbour in support of the proposal.

Relevant Planning Policies

Saved Adur District Local Plan Policies: - AG1
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The creation of vehicular access requires planning permission as the road is classified. The main issue for consideration here is highway safety as stated above by the Highways Authority the proposed access will be close to the junction with Middle Road and traffic lights. Yet consideration has been given and a site visit carried out and WSCC have concluded that there would be no significant risk to highway safety to warrant a refusal in this case. There would also be the benefit of removing a vehicle from the street within this busy, heavily parked area.

A single parking space is proposed and this is to the southern boundary the furthest point away from the junction. The highway authority refer to the use of bounded material only, the application forms state that block paving is proposed. Southern Water have raised the issue of surface water drainage, an informative is attached to ensure that this is considered by the applicant.

The loss of front garden wall and garden area are also a consideration here from a visual amenity aspect. It is however considered that the majority of the boundary wall and garden area will remain and that the parking area is a small 3 metre wide element within the property frontage. Off street parking is common place within the street scene and this proposal would not be out of keeping.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans
3. No Use of parking space until access provided

Informatives

1. Proactive,
2. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval

from the highway authority to carry out the site access works on the public highway.

3. The applicant is advised that suitable provision for the disposal of surface water must be made in relation to this development.
4. The applicant is advised that should any sewer be found during construction works an investigation of the sewer will be required to ascertain its condition the number of properties served and potential means of access before any further works commence on site.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 14th March 2016

Authorised by: Jo Morin Date: 15.03.2016